



**** FANTASTIC 3 BEDROOM TERRACED HOME SPLIT OVER 3 FLOORS ** CALLING ALL FIRST TIME BUYERS AND INVESTORS!** This could be the perfect home for you!! Located close by to amenities, schools and transport links, this would make a solid investment. To the ground floor, there is a 22FT+ LIVING AREA and good sized kitchen. To the first floor, there are 2 DOUBLE BEDROOMS and a FAMILY BATHROOM, whilst to the second floor there is a FULLY CONVERTED LOFT which is now the MASTER DOUBLE BEDROOM! Externally, there is an enclosed yard to the rear. Call today to book a viewing on 0161 707 4900 !

**Station Road
Eccles, M30 0PZ**

Offers in Excess of £95,000

**0161 7074900
info@hillsresidential.co.uk**

Lounge 22' 8" x 13' 4" (6.90m x 4.06m)

Double glazed windows to the front and rear, two ceiling light points, two wall-light points, two wall-mounted radiators, gas fire and laminate flooring.

Kitchen 8' 1" x 10' 5" (2.46m x 3.17m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring electric hob and oven and plumbing for a washing machine and dishwasher. Double glazed window to the rear, ceiling light point, part tiled walls, wall-mounted radiator and laminate flooring.

First Floor Landing

Ceiling light point and carpeted floors.

Bedroom One 12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Bedroom One/Living Room 13' 4" x 16' 7" (4.06m x 5.05m)

Double glazed Velux window to the front, two wall-mounted light points, wall-mounted radiator and carpeted floors.

Bathroom 7' 1" x 7' 7" (2.16m x 2.31m)

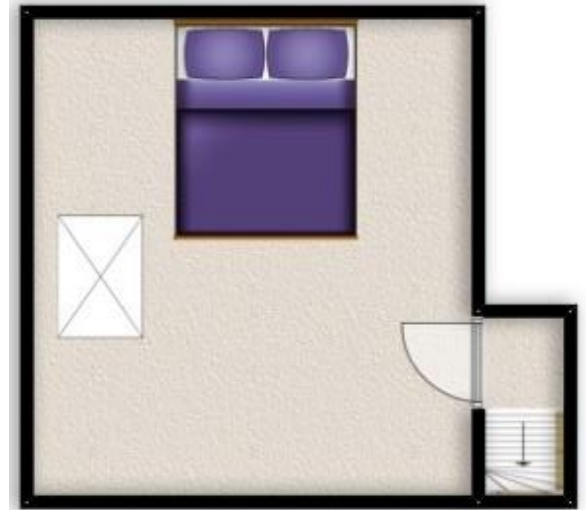
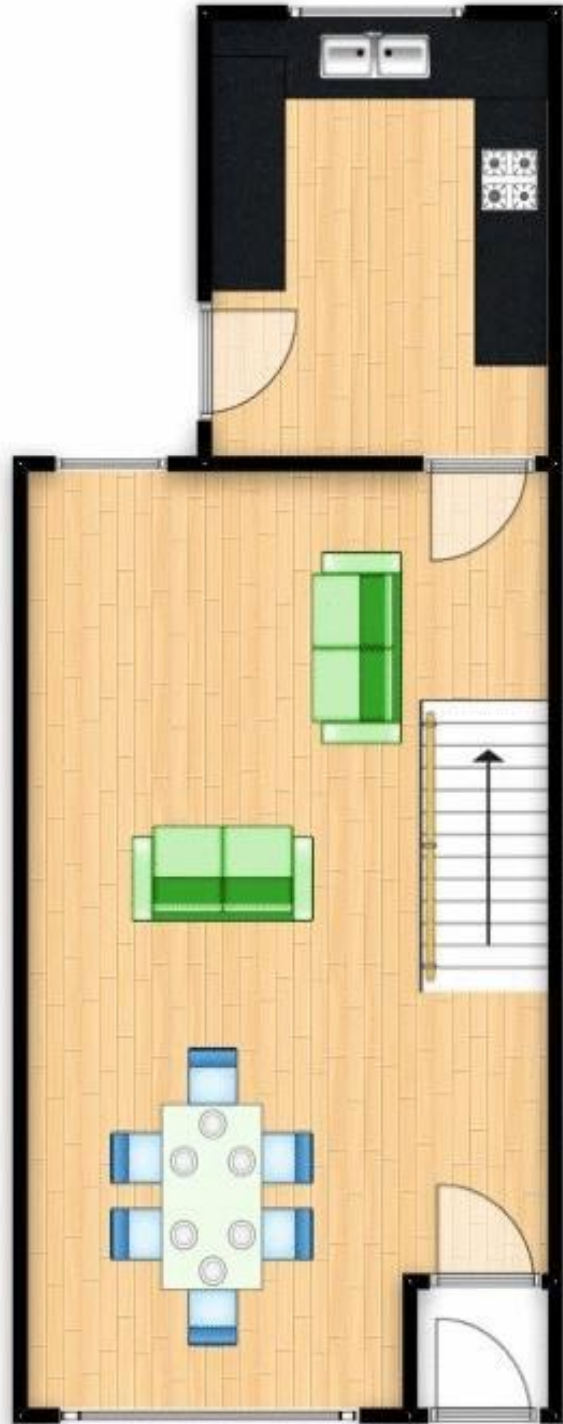
Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, tiled walls and lino flooring.

Externally

At the rear, paved yard and access.







Energy Performance Certificate

Station Road, Eccles, MANCHESTER, M30 0PZ

Dwelling type: Mid-terrace house **Reference number:**
Date of assessment: 19 January 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 January 2016 **Total floor area:** 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


Estimated energy costs of dwelling for 3 years:

£ 3,282

Over 3 years you could save

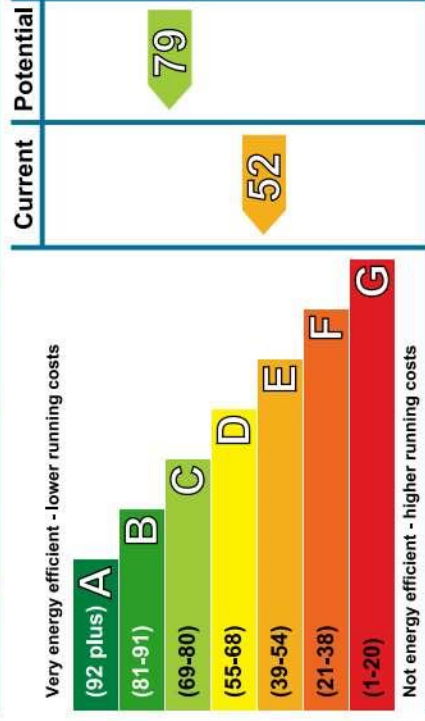
£ 1,146

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 2,802 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 330 over 3 years	£ 222 over 3 years	
Totals	£ 3,282	£ 2,136	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 822	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓
3 Heating controls (room thermostat)	£350 - £450	£ 105	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.